



## 11 Record Road



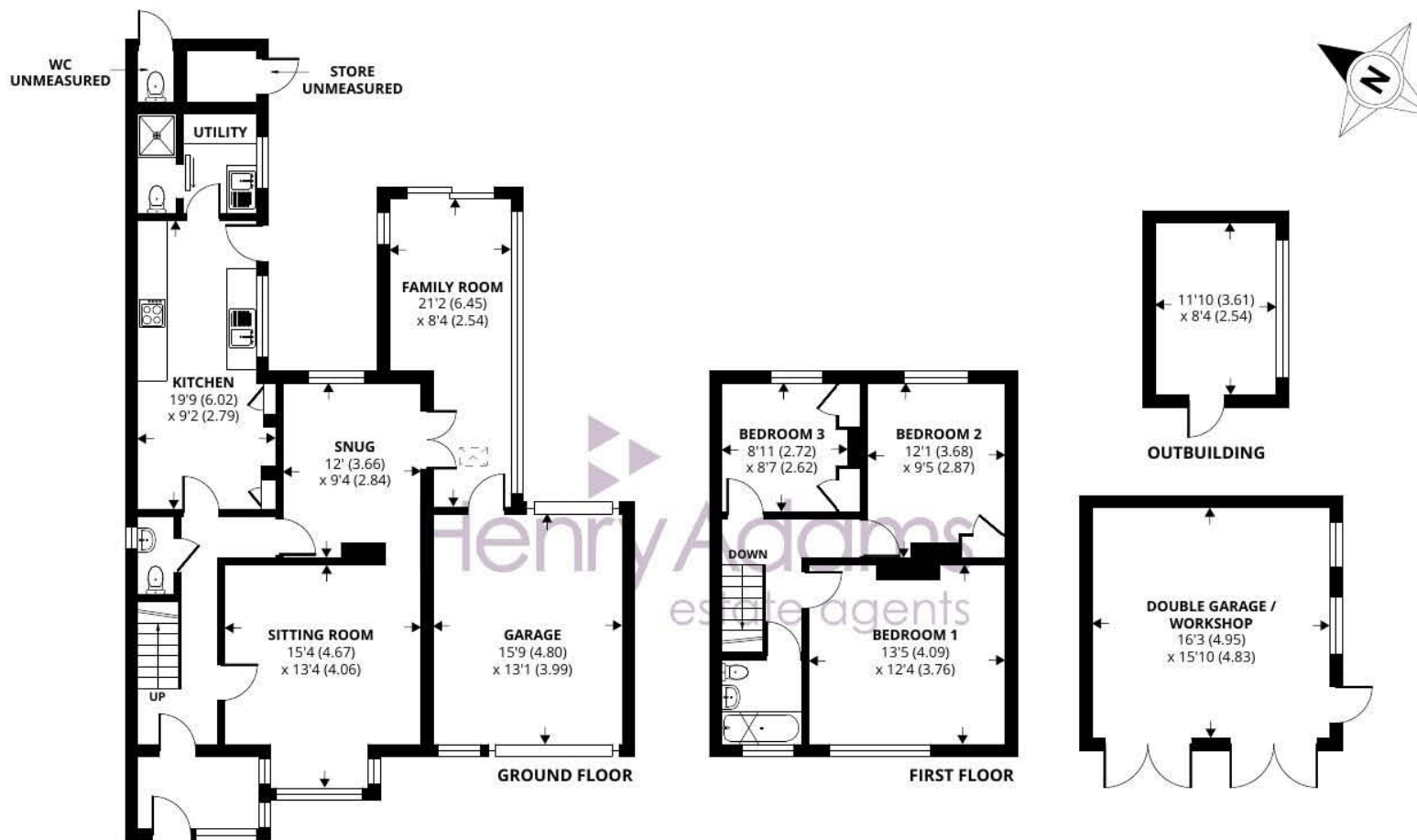
- ▶ Three reception rooms
- ▶ Relax with the family in the large and secluded rear garden
- ▶ Park two vehicles comfortably on the driveway
- ▶ Desirable location to the west of Emsworth
- ▶ Updated by the current owners
- ▶ Offered with vacant possession no forward chain
- ▶ Planning permission for a significant extension
- ▶ Convenient downstairs shower room

We are pleased to present this charming and updated three bedroom detached house situated in a highly desirable west Emsworth location, offering all the comforts of modern living while retaining its original character.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads to the well-appointed reception rooms. The three reception rooms provide ample space for entertaining family and friends or relaxing after a long day. The neutral décor and abundance of natural light create a warm and inviting atmosphere throughout. The kitchen offers space for cooking and eating with ample storage and workspace. Leading off the kitchen is a utility room for laundry, and a separate downstairs shower room and WC. There is also an additional, separate WC located off the downstairs hallway. Upstairs, you will find three generously sized bedrooms, with two of the bedrooms benefiting from built-in wardrobes, offering plenty of storage solutions. There is planning permission already obtained for a significant extension at the back and side of the house.

The large and secluded rear garden is perfect for outdoor activities and relaxation. There is a spacious attached garage with a workshop and at the bottom of the garden there is a double garage/workshop. There is vehicular access to the rear garden through the garage. The property also boasts a spacious front driveway, allowing for the comfortable parking of two vehicles. With vacant possession and no forward chain, this stunning period home presents a rare opportunity to acquire a charming property in a sought-after location. Viewing is highly recommended.





## Record Road, Emsworth, PO10

Approximate Area = 1190 sq ft / 110.5 sq m (excludes store & wc)

Garages = 616 sq ft / 57.2 sq m

Outbuilding = 99 sq ft / 9.2 sq m

Total = 1905 sq ft / 176.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1075624.

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

Record Road is a sought-after road in west Emsworth with good access to the village centre as well as the local junior school. There are also links via the Havant Road to the A27 linking Portsmouth and Chichester, as well as the A3(M) to Petersfield and London. In Emsworth itself there is a railway station with services via Havant to London Waterloo. Emsworth has a wonderful village centre with a variety of shops, Public Houses, restaurants, butchers and grocers, as well as the shoreline located at the top of Chichester Harbour. As one would expect from such a superb position, there are wonderful walks and points of natural interest around the coastline and countryside. Notably, the property is located within walking distance from the foreshore.

22nd April 2024



To arrange a viewing call **01243 377773** View details online at [henryadams.co.uk](http://henryadams.co.uk)